

1 BILL NO. R-88-07-06

2 DECLARATORY RESOLUTION NO. R-38-88

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
commonly known as 3020
Congressional Parkway, Fort
Wayne, Indiana 46808 (C-P
Development).

7 WHEREAS, Petitioner has duly filed its petition dated
8 June 24, 1988, to have the following described property
9 designated and declared an "Economic Revitalization Area"
10 under Division 6, Article II, Chapter 2 of the Municipal Code
11 of the City of Fort Wayne, Indiana, of 1974, as amended, and
12 I.C. 6-1.1-12.1, to wit:

13 Lot Number 71 in Congressional Industrial Park,
14 Section II, in the City of Fort Wayne, according
15 to the plat thereof recorded in Plat Record 45,
pages 26-29, in the Office of the Recorder of
Allen County, Indiana.

16 said property more commonly known as 3020 Congressional
17 Parkway, Fort Wayne, Indiana 46808.

18 WHEREAS, it appears that said petition should be
19 processed to final determination in accordance with the
20 provisions of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
22 THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of
24 Section 6, below, the property hereinabove described is hereby
25 designated and declared an "Economic Revitalization Area"
26 under I.C. 6-1.1-12.1. Said designation shall begin upon the
27 effective date of the Confirming Resolution referred to in
28 Section 6 of this Resolution and shall continue for one (1)
29 year thereafter. Said designation shall terminate at the end
30 of that one-year period.

31 SECTION 2. That upon adoption of the Resolution:

32 (a) Said Resolution shall be filed with the Allen
County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.0696/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.0696/\$100 (the change would be negligible).

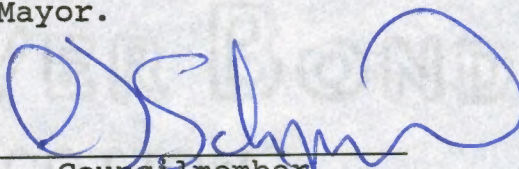
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.0696/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

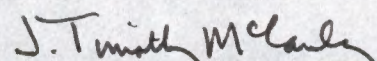
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Lee, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>7</u>	_____	_____	<u>2</u>
BRADBURY	_____	_____	_____	<u>✓</u>
BURNS	<u>✓</u>	_____	_____	_____
GiaQUINTA	_____	_____	_____	<u>✓</u>
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____

DATED: 7-12-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. Q-38-88

on the 12th day of July, 1988,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL Thomas E. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of July, 1988, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of July, 1988, at the hour of 2:50 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: C-P Development

Site Location: 3020 Congressional Parkway
Fort Wayne, Indiana 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Light assembly work and warehousing

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

To construct a 14,400 square foot multi-tenant building for light
assembly work and warehousing.

Type of Tax Abatement: Real Property X Manufacturing Equipment N/A

Estimated Project Cost: \$ 600,000 Permanent Jobs Created: 50

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of one year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff
Date

H. William Rasler
7/6/88

Director
Date

Frank D. Beeler
7/6/88



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

STATE BOARD OF TAX COMMISSIONERS

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body City of Fort Wayne Division of Economic Development	County Allen
Name of Taxpayer C-P Development	
Address of Taxpayer (Street, city, county) 2802-A Congressional Parkway, Fort Wayne, Indiana	ZIP Code 46808

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above 3020 Congressional Parkway, Fort Wayne, Indiana 46808	Taxing District Washington
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: 14,400 Sq. multi-tenant building for light assembly work and warehousing . Cost = \$600,000.00	
(Attach additional sheets if needed)	Estimated Starting Date July 15, 1988
	Estimate Completion Date Fall 1988

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
10	268,279.00	10	268,279.00	50	1,341,395.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values				
Plus estimated values of proposed project	\$600,000.00			
Less: Values of any property being replaced				
Net estimated values upon completion of project				

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative 	
Title President		Date of Signature	Telephone Number (219) 482-4277

Jean S. Huguenard

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.0696
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.0696
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.0696

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed one calander years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☒ No
 - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

7-12-98

City Club

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

RECEIVED

JUN 24 1988

ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: C-P Development, Jean S. Huguenard, President

Address of Applicant's Principal Place of Business:

2802 Congressional Parkway

Suite A

Fort Wayne, Indiana 46808

Phone Number of Applicant: (219) 482-4277

Street Address of Property Seeking Designation:

3020 Congressional Parkway

Fort Wayne, Indiana

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

Is the project site solely within the city limits
of the City of Fort Wayne

YES

NO

X

X

Is the project site within the flood plain?

Is the project site within the rivergreenway area?

Is the project site within a Redevelopment Area?

Is the project site within a platted industrial
park?

Is the project site within the designated downtown
area?

Is the project site within the Urban Enterprise
Zone?

X

X

X

Will the project have ready access to City Water? X

Will the project have ready access to City Sewer? X

Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?

Light assembly work and warehousing

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

NONE

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land 100

Improvements -

Total 100

What was amount of Total Property Taxes owed during the immediate past
year? \$8.26 for year 19 88.

Give a brief description of the proposed improvements to be made to
the real estate.

14,400 SF multi-tenant building for light assembly work and warehousing.

Cost of Improvements: \$ 600,000.00

Development Time Frame:

When will physical aspects of improvements begin? July 15, 1988

When is completion expected? Fall 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 10

How many permanent jobs will be created as a result of this project?
50

Anticipated time frame for reaching employment level stated above?
one (1) year

Current annual payroll: \$268,279.00

New additional annual payroll: \$1,341,395.00

What is the nature of the new jobs to be created?

Clerical, light assembly and warehousing

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Lack of development

Efficient use of vacant land

In what Township is project site located? Washington

In what Taxing District is project site located? Fort Wayne - Washington

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Jean S. Huguenard

2802-A Congressional Parkway

Fort Wayne, Indiana 46808

Phone number of contact person (219) 482-4277

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Jean S. Huguenard
Signature of Applicant

Jean S. Huguenard

6/24/58
Date

Mail tax bills to:

2802 Congressional Pkwy.
Fort Wayne, IN 46808

Tax Key No.: _____

WARRANTY DEED

This indenture witnesseth that RONALD E. HUGUENARD, over the age of eighteen (18) years, Grantor,

of Allen County in the State of Indiana

Convey and warrant to C. P. DEVELOPMENT, INC., an Indiana corporation,

of Allen County in the State of Indiana
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

Lot Number 71 in Congressional Industrial Park, Section II, in the City of Fort Wayne, according to the plat thereof recorded in Plat Record 45, pages 26-29, in the Office of the Recorder of Allen County, Indiana.

Subject to all restrictions, limitations and easements of record.

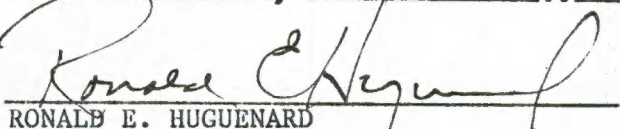
Subject to the real estate taxes due in 1987 payable in 1988 and all taxes and assessments thereafter.

State of Indiana, Allen County, ss:

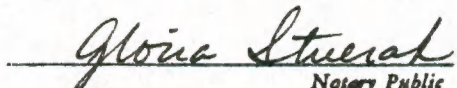
Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of June 19 88 personally appeared:

Ronald E. Huguenard, over the age of eighteen (18) years, Grantor,

Dated this 24th Day of June 19 88


RONALD E. HUGUENARD

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires Dec. 25 1989


Notary Public

Resident of Allen County. GLORIA STUERAK

This instrument prepared by RICHARD I. SNOUFFER Attorney at Law

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-880706

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of C-P Development for tax abatement
for the construction of a 14,400 sq. ft. multitenant building for
light assembly work and warehousing. This facility will be located
within Congressional Industrial Park.

EFFECT OF PASSAGE Allows the tax abatement and the construction of a
14,400 sq. ft. multi-tenant building.

EFFECT OF NON-PASSAGE Opposite from above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$600,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-88-07-06

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^{XXXXXXXXXX} (RESOLUTION) designating

an "Economic Revitalization Area" under I.C. 6-1.1-12.1

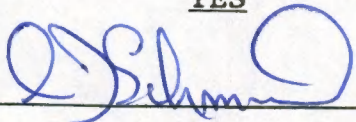
for property commonly known as 3020 Congressional Parkway

Fort Wayne, Indiana 46808 (C-P Development)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

YES

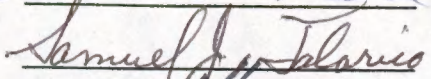
NO



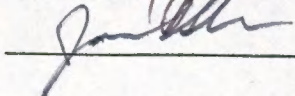
DONALD J. SCHMIDT
CHAIRMAN



CHARLES B. REDD
VICE CHAIRMAN



SAMUEL J. TALARICO




JAMES S. STIER

JANET G. BRADBURY

CONCURRED IN

7-12-88


Sandra E. Kennedy
City Clerk